



TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING
Wednesday, May 14, 2014

Town Hall Conference Room L-101, Lower Level
131 Cedar Street, Newington, CT 06111

7:00 p.m.

A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARINGS

IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

a. April 23, 2014

VII. NEW BUSINESS:

- a. Petition #18-14: Site Plan Approval (Commercial Building) at 2272 Berlin Turnpike. Parth Patel, applicant; Seva Sadan LLC, owner; Parth Patel, 58 Meadow Lane, Berlin CT, contact.
- b. Petition #22-14: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 2985 Berlin Turnpike ("Turnpike Plaza"). TNT Fireworks, applicant; Brixmor Property Group, owner; Brian Kearney, 93 Chanbrook Road, Stratford CT, contact.

VIII. OLD BUSINESS:

- a. Petition #07-14: Special Exception (Section 3.2.9: Child Care) at 795 North Mountain Road. Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, 795 North Mountain Road, Newington CT, contact.
- b. Petition #17-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2530 Berlin Turnpike ("Carefree Buildings"). American Sign Inc, applicant; Margus Properties LLC, owner; Tony LaFo, American Sign, 614 Ferry Street, New Haven CT, contact.

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2014 MAY -9 A 9:35

BY Tanya D. Lane
TOWN CLERK

- c. Petition #21-14: Special Exception (Section 3.2.8: Charitable/Civic Event) on Market Square (Classic Car Show). Newington Chamber of Commerce, applicant; Bob Newbold, 50 Centerwood Road, Newington CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

- a. Petition #23-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2551 Berlin Turnpike ("Cody Plaza"). Bianca Signs Inc, applicant; 2551 Berlin Turnpike LLC, owner; Paul Bianca, Bianca American Signs Inc., 99 Newington Avenue, New Britain CT, contact.
- b. Petition #25-14: Zone Change (Industrial to PD) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact.
- c. Petition #26-14: Special Exception (Section 3.19.4: Fueling Station) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact.
- d. Petition #30-14: Special Exception (Section 3.15.4: Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for May 14, 2014

XI. COMMUNICATIONS

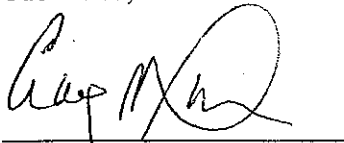
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner



TOWN OF NEWINGTON

Petition # 18-14

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2272 Berlin Tpke ZONE: B-BT

APPLICANT: Parth Patel TELEPHONE: 860-878-1093

ADDRESS: 58 Meadow Ln., Berlin, CT 06037 EMAIL: psarthi@yahoo.com

CONTACT PERSON: Parth Patel TELEPHONE: 860-878-1093

ADDRESS: 58 Meadow Ln., Berlin, CT 06037 EMAIL: psarthi@yahoo.com

OWNER OF RECORD: Seva Sadan, LLC

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

☐ Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).

☐ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).

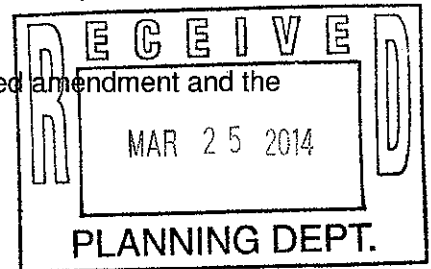
☐ Subdivision

☐ Resubdivision (Public Hearing required).

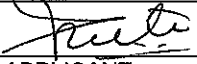

☐ Special Exception per Section _____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).

☒ Site Plan Approval or Modification

☐ Other (describe in detail, or attach): _____



SIGNATURE:

	<u>3/24/14</u>		<u>3/24/14</u>
APPLICANT	DATE	OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE:

PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

Alan Bongiovanni

From: "Alan Bongiovanni" <al@bgils.com>
Date: Friday, May 02, 2014 11:08 AM
To: "Craig Minor" <cminor@newingtonct.gov>
Subject: 2272 Berlin Turnpike, P&Z petition # 18-14

Craig,

We are requesting a waiver of the 35 foot front yard landscaping requirement in section 6.10.4 to reduce the minimum requirement to 15.7 feet. This request is being made, 1) because the topography of the site drops of significantly from the elevation of the Berlin Turnpike and the further you set the parking and building from the highway the further below the road these improvements with have to be set, 2) the placement of the existing building at # 2300 Berlin Turnpike (Hartford Veterinary Hospital immediately south) is so close to the highway that as you approach the site there would be no visibility of the proposed building until you are on top of it, creating a disadvantage to the marketability and long term viability of the office building.

This waiver if granted, will be consistent with the pattern of development of all of the properties on this section of the Berlin Turnpike, from Prospect north to Town Line. All of the developed properties have parking extending into the 35' front yard setback because of the same topographic constraints. The distance from the edge of the Berlin Turnpike pavement to our proposed parking lot is proposed to be a minimum of 62'. We have also increased to interior parking landscaping for the site from the required 10% to 14% to help mitigate the requested reduction in the front yard. We are also including site appropriate Low Impact Development techniques to control storm water runoff.

This waiver will require a two thirds vote from the Commission to be approved per section 6.10.5c.

I will present the above in a letter to the P&Z Chairperson for the record.

Thanks,

Alan
Alan Bongiovanni, L.L.S. # 14649
President
The Bongiovanni Group, Inc.
170 Pane Rd.
Newington, Ct. 06111
Ph. 860-666-0134
Fax 860-666-3830
Email: Al@bgils.com

STAFF REPORT
Site Plan Approval for Commercial Building at 2272 Berlin Turnpike

May 9, 2014

Petition #18-14:
Site Plan Approval (Commercial Building)
2272 Berlin Turnpike
Parth Patel, applicant/contact

Description of Petition #18-14

This is a new two-story office building at the north end of the Berlin Turnpike, on the east side. The property slopes downward on the east, so the building is one-story tall in front and two-stories tall in back. The parcel is L-shaped with the developable area on the Berlin Turnpike and a narrow amount of land on Prospect Street.

Staff Comments

1. Mr. Bongiovanni has submitted a revised plan that addresses all but one of the items in my letter to him of April 15, 2014.

The outstanding item is the apparent lack of any LID techniques. We discussed this during our staff meeting with Mr. Bongiovanni last week. He said that according to geotechnical engineer Clarence Welti the soils in the surrounding parcels would not support most LID techniques, which would be true for this parcel as well, but that he would nevertheless revise the landscaping plan to include some simple LID techniques. However, the revised plan does not show any LID. He also has not yet submitted anything to document what he said about Dr. Welti's statement, which I requested at our meeting.

2. The plan shows ten spaces of "deferred" parking in the area off of Prospect Street. This plan was prepared before the new, lower parking requirements took effect, so there is actually more parking shown than required. This "deferred" parking can be deleted.

3. I have no objection to the applicant's request to waive the parking setback, as allowed under Section 6.10.4B. This requires a two-thirds vote by the TPZ.

4. The Town Engineer has not completed his review of the storm water management design.

cc:
Parth Patel
Alan Bongiovanni
file



Petition # 22-14

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 2985 Berlin Turnpike ZONE: PD
APPLICANT: TNT Fireworks Brian Kearney TELEPHONE: 203-903-6228
ADDRESS: 93 Chonbrook Dr Stratford Ct 06614 EMAIL: kearneyb@tntfireworks.com
CONTACT PERSON: Brian Kearney, Mgr CT/RI TELEPHONE: 203-903-6228
ADDRESS: 93 Chonbrook Dr Stratford Ct 06614 EMAIL: _____
OWNER OF RECORD: Brixmor Property Group (letter attached)

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☐ Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- ☐ Subdivision
- ☐ Resubdivision (Public Hearing required).
- ☐ Special Exception per Section _____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- ☐ Site Plan Approval or Modification

☒ Other (describe in detail, or attach): Erect temporary 20'x40' tent for the sale of CT legal fireworks

SIGNATURE:

<u>Brian Kearney</u>	<u>4/17/14</u>	<u>(attached)</u>	
APPLICANT	DATE	OWNER	DATE

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NOTE:

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Brian Kearney, Area Manager CT and RI
Ann Kearney, Permit Coordinator
phone 203-903-6228
Fax 888-724-4513
kearneyb@tntfireworks.com



93 Chanbrook Rd.
Stratford, CT 06614

STATEMENT OF PURPOSE

American Promotional Events, Inc, dba TNT Fireworks is submitting for site plan review approval for the attached application.

The purpose is to sell from June 16, 2014-July 7, 2014 state allowed sparklers and sparkling devices. The hours of operation will be 9:00 AM-10:00 PM Monday-Thursday, 9:00 AM-11:00PM as permitted by location ordinances.

There will be two fire extinguishers readily accessible. "No Smoking" and age limit signs will be posted and enforced. Product information with per chlorate information, along with tent flammability certificate will be provided to your Fire Marshal.

STAFF REPORT
"TNT Fireworks" Tent Sale

May 9, 2014

Petition #22-14:

**TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale
2985 Berlin Turnpike (Turnpike Plaza)
TNT Fireworks, applicant; Brian Kearney, contact**

Description of Petition #14-14:

TNT Fireworks is requesting TPZ permission to sell fireworks from the Turnpike Plaza parking lot at 2985 Berlin Turnpike, from June 16, 2014 through July 7, 2014. The hours of operation would be from 9 am to 10 pm Monday through Thursday, and from 9 am to 11 pm on Friday, Saturday and Sunday if allowed under Newington ordinances.

Section 3.23.1 states that

"Products and equipment intended for sale may be displayed in front of the principal building, but not in the required frontyard setback area, when approved by the Commission."

Staff Comments:

The applicant has not yet submitted a site plan showing exactly where the tent will be, which I have directed him to do. I therefore cannot comment on the location.

Obviously the Fire Marshal has not yet approved the location.

cc:
Brian Kearney
file

STAFF REPORT
Day Care Facility at 795 North Mountain Road

May 9, 2014

Petition #07-14:

Special Exception (Section 3.2.9: Child Care Center)

795 North Mountain Road

Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, contact

Description of Petition #07-14:

The owner/applicant would like to rent a portion of this commercial building to a day care operator. Section 3.2.9 allows child care in any zone, by Special Exception.

Staff Comments:

I will have a draft motion for the TPZ's use at the meeting.

cc:
file

STAFF REPORT
Free-Standing Sign for Carefree Building

May 9, 2014

Petition #17-14:

**Special Exception (Section 6.2.4: Free-standing Business Sign)
2530 Berlin Turnpike ("Carefree Buildings")
American Sign Inc, applicant; Tony LaFo, contact**

Description of Petition #08-14:

The applicant would like to replace their existing free-standing sign with a new one, on the same foundation. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

I believe all of the staff's and the TPZ's concerns were addressed at the last meeting.

See attached draft motion.

cc:
American Sign
file

[illegible]

STAFF REPORT
"Cruising Newington Classic Car Show"

May 9, 2014

Petition #21-14:

Special Exception (Section 3.2.8: Charitable or Civic Event)

Market Square

Newington Chamber of Commerce, applicant; Bob Newbold, contact.

Description of Petition #21-14

This is petition is to conduct this annual event on Market Square. The last time a permit was approved by TPZ it was for three years, which is why you haven't seen them lately.

Staff Comments

See attached draft motion.

cc:
Bob Newbold
file

DRAFT SUGGESTED MOTION
"Classic Car Show"

May 9, 2014

Petition #21-14

Special Exception (Section 3.2.8: Charitable/Civic Event) on Market Square (Classic Car Show). Newington Chamber of Commerce, applicant; Bob Newbold, contact.

"I move to approve, with conditions, Petition #21-14: Special Exception (Section 3.2.8: Charitable/Civic Event) on Market Square (Classic Car Show). Newington Chamber of Commerce, applicant; Bob Newbold, 50 Centerwood Road, Newington CT, contact."

Conditions:

- 1) The Newington Chamber of Commerce shall be responsible for notifying businesses and property owners abutting Market Square of this event and the need to reschedule their business and remove vehicles from Market Square the afternoon of the car show.
- 2) The Newington Chamber of Commerce shall coordinate with the Police Department the hiring of officers to assist with traffic control.
- 3) Food vendors shall contact the Central Connecticut Health District and obtain any required permits.
- 4) This approval shall be valid up to and including 2016. The applicant shall obtain all other necessary approvals and shall notify the Town Planner of future occurrences of this activity not less than 60 days prior to such events.

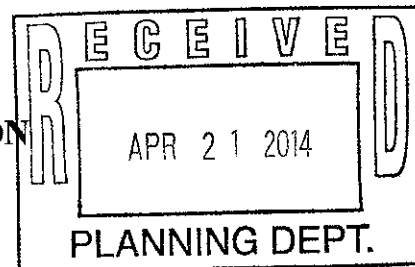
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OK #348978



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

Petition # 23-14



LOCATION OF PROPERTY: 2551 BER. TPKE. ZONE: BUSINESS
APPLICANT: BIANCA SIGNS, INC. TELEPHONE: 860-223-8778
ADDRESS: 99 NEWINGTON AVE., N.B. EMAIL: signs@biancasigns.com
CONTACT PERSON: PAUL BIANCA TELEPHONE: 860-223-8778
ADDRESS: - SAME - EMAIL: - SAME -
OWNER OF RECORD: JOSEPH CODY 860-84-0313

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☐ Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- ☐ Subdivision
- ☐ Resubdivision (Public Hearing required).
- ☐ Special Exception per Section _____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- ☐ Site Plan Approval or Modification
- ☐ Other (describe in detail, or attach): PER: SPECIAL EXCEPTION 6.2.4

DIRECTORY PYLON SIGN (PER: ART HANKE)

SIGNATURE:

<u>Paul Branner</u>	<u>04-11-14</u>	<u>Joe Cody</u>	<u>4/18/14</u>
APPLICANT	DATE	OWNER	DATE

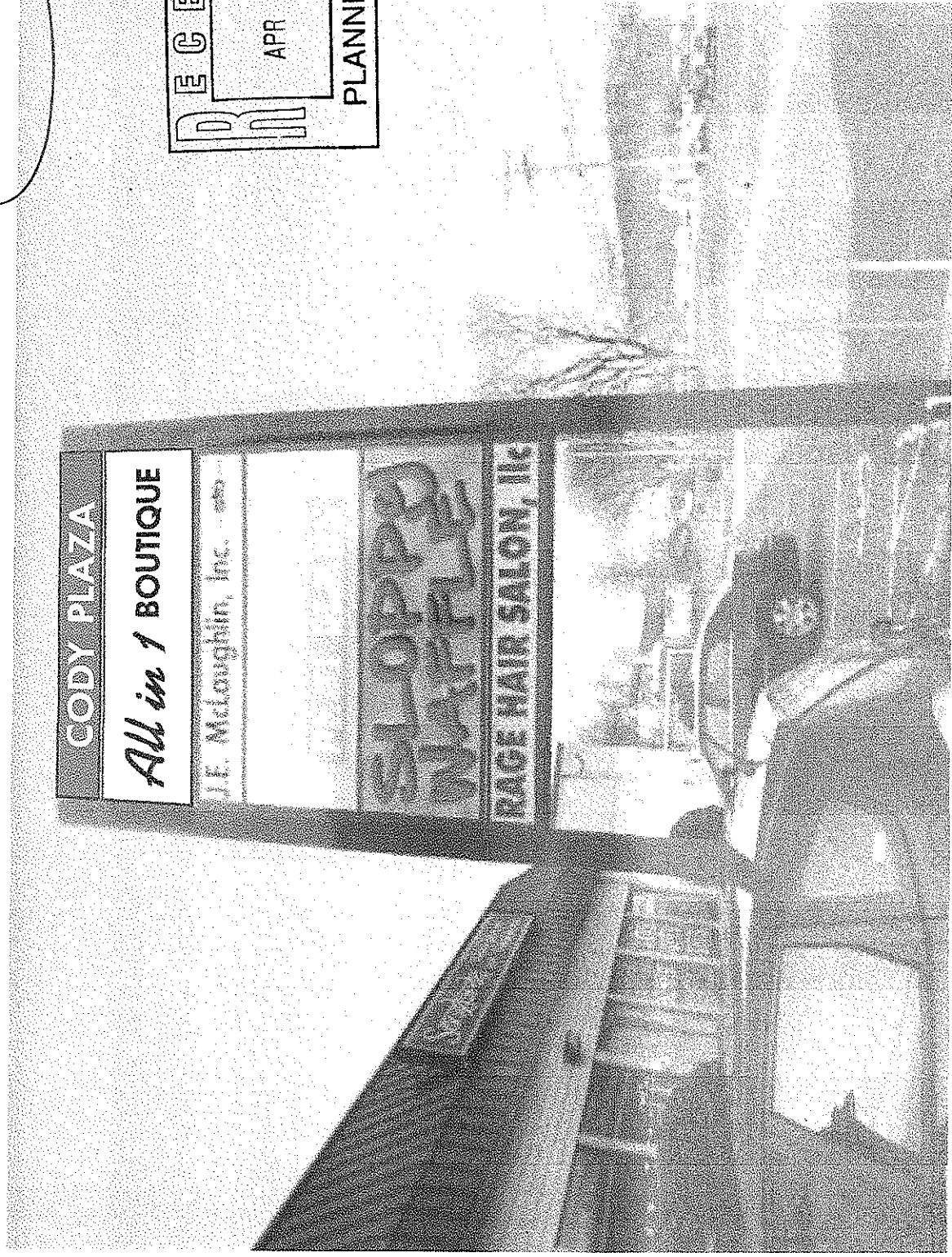
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Petition #23-14, 2551 Berlin Tpke.

Proposed



RECEIVED
APR 29 2014
PLANNING DEPT.

ALL THE BUILDINGS ON CODY PLAZA ARE
TO BE DEMOLISHED AND A NEW BUILDING FOR A
SLOPPED WATFLE HAIR SALON IS TO BE BUILT.

1/2" THRU BOLTS
96"

2" SQ
STEEL TUBING
1/4" WALL

CABINET
ADDITION

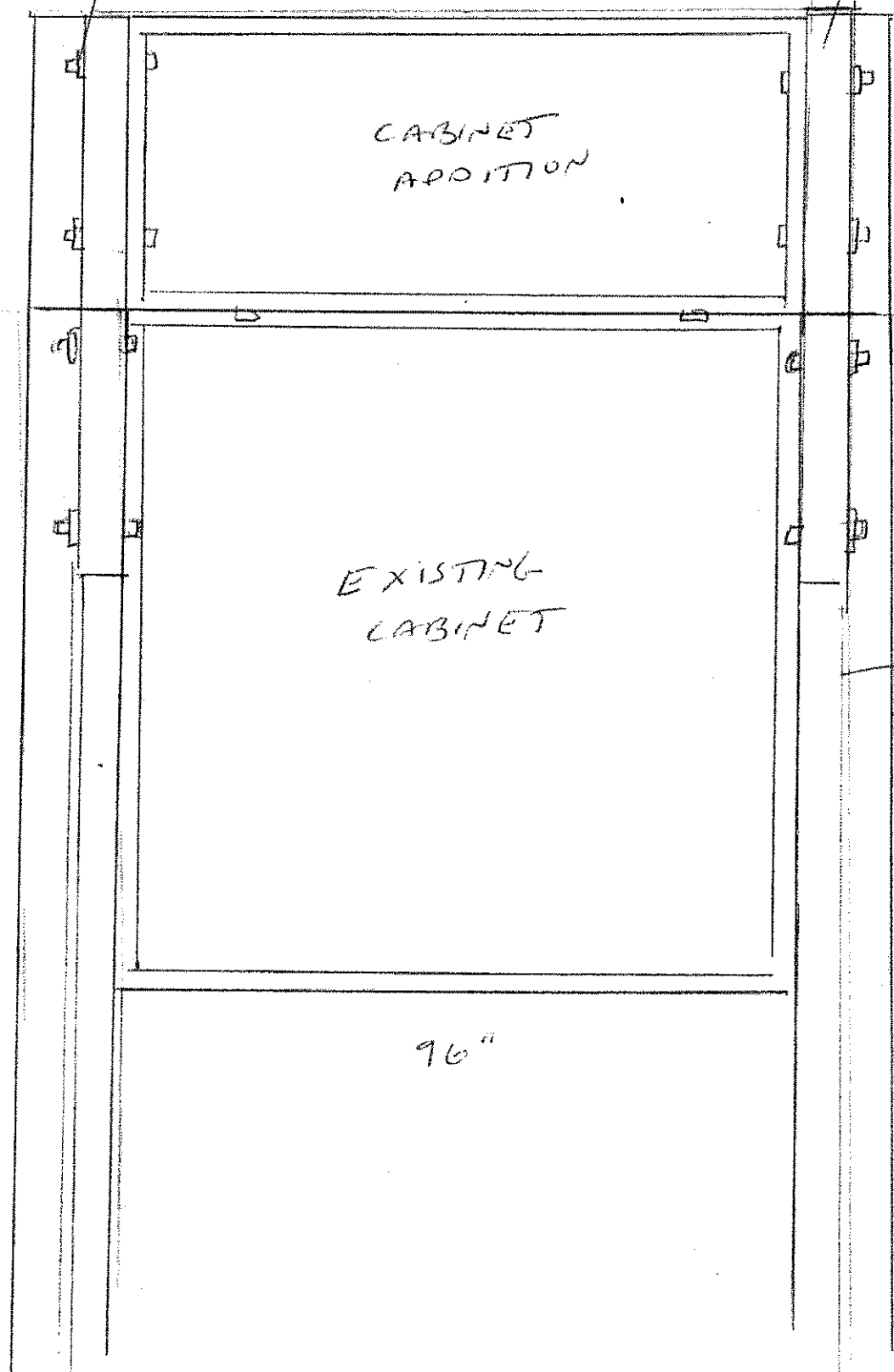
36"

EXISTING
CABINET

1-BEAM

96"

96"



Bianca COMPLETE
Signs & SERVICE
99 Newington Ave., New Britain, Ct 06051
Ph: 860-223-8778 Fx: 860-224-4157
Email: SIGNS@BIANCASIGNS.COM

2551
BUILDING

ISLAND

8'

EXISTING SIGN

60' ±

DRIVEWAY

BERLIN TURNPIKE

STAFF REPORT
Free-Standing Sign for Cody Plaza at 2551 Berlin Turnpike

May 9, 2014

Petition #23-14

Special Exception (Section 6.2.4: Free-Standing Sign) at 2551 Berlin Turnpike ("Cody Plaza").

Bianca Signs Inc, applicant; Paul Bianca, contact.

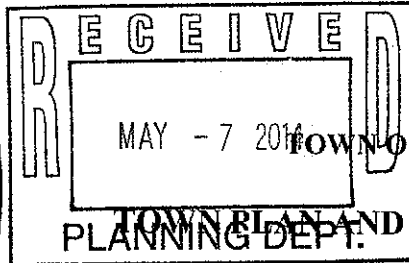
Description of Petition #23-14:

The applicant would like to replace the existing free-standing sign with a new one, on the same foundation. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

I recommend the public hearing be scheduled for May 28, 2014.

cc:
Bianca Signs Inc.
file



Petition # 25-14

TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
PLANNING DEPT.

APPLICATION FORM

LOCATION OF PROPERTY: 16 FENN ROAD ZONE: 1

APPLICANT: FENN ROAD ASSOCIATES, LLC TELEPHONE: (860) 646-0131

ADDRESS: 1471 PLEASANT VALLEY ROAD, MANCHESTER, CT 06042 EMAIL: _____

CONTACT PERSON: RICHARD P. HAYES, JR. TELEPHONE: (860) 646-0131



ADDRESS: 1471 PLEASANT VELLY ROAD, MANCHESTER, CT 06042 EMAIL: _____

OWNER OF RECORD: FENN ROAD ASSOCIATES, LLC

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☒ Zoning Map Change from the I to the PD Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- ☐ Subdivision
- ☐ Resubdivision (Public Hearing required).
- ☐ Special Exception per Section _____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- ☐ Site Plan Approval or Modification
- ☐ Other (describe in detail, or attach): _____

SIGNATURE: Richard P. Hayes, Jr. for the Applicant and Owner

	<u>5/05/2014</u>		<u>5/05/2014</u>
APPLICANT	DATE	OWNER	DATE

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STAFF REPORT
Zone Change at 16 Fenn Road

May 9, 2014

Petition #25-14

**Zone Change from Industrial to Planned Development
16 Fenn Road**

Fenn Road Associates LLC, owner/applicant; Richard P. Hayes, contact

Description of Petition #25-14

This application is for the same zone change as previously requested under Petition #10-14, which the owner withdrew. The applicant is the owner; the previous applicant was Stop & Shop.

When the owners of this property conducted the "land swap" with DOT that created the access road to the CTfastrak station, they neglected to apply for a zone change of the land that they had acquired, which is Industrial. Any plans to use this parcel as part of the Stop & Shop shopping center cannot proceed until the property is re-zoned PD.

Staff Comments

TPZ is required to notify CRCOG of the public hearing for a requested zone change not less than 30 before it starts. If I send CRCOG such notice tomorrow, the first regular TPZ meeting 30 days later is June 25, 2014. I therefore suggest TPZ schedule the public hearing for June 25, 2014.

cc:
Richard Hayes
file



Petition #

26-14

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 16 FENN ROAD ZONE: I

APPLICANT: FENN ROAD ASSOCIATES, LLC TELEPHONE: (860) 646-0131

ADDRESS: 1471 PLEASANT VALLEY ROAD, MANCHESTER, CT 06042 EMAIL:

CONTACT PERSON: RICHARD P. HAYES, JR. TELEPHONE: (860) 646-0131

ADDRESS: 1471 PLEASANT VALLEY ROAD, MANCHESTER, CT 06042 EMAIL:

OWNER OF RECORD: FENN ROAD ASSOCIATES, LLC

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☐ Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- ☐ Subdivision
- ☐ Resubdivision (Public Hearing required).
- ☒ Special Exception per Section 3.19.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- ☐ Site Plan Approval or Modification
- ☐ Other (describe in detail, or attach): _____

SIGNATURE: Richard P. Hayes, Jr. for the Applicant and Owner

	4/30/2014		4/30/2014
APPLICANT	DATE	OWNER	DATE

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STAFF REPORT
Special Exception for Fueling Station at 16 Fenn Road

May 9, 2014

Petition #26-14

Special Exception (Section 3.19.4: Fueling Station)

16 Fenn Road

Fenn Road Associates LLC, owner/applicant; Richard P. Hayes, contact

Description of Petition #26-14

My understanding is that this application replaces the one that the owner withdrew earlier this year. The applicant this time is the property owner and not Stop & Shop.

"Fueling stations" are allowed by special exception in the PD zone.

Staff Comments

I recommend this public hearing be held at the same meeting as the public hearing for the zone change, which I have recommended be scheduled for June 25, 2014.

cc:
Richard P. Hayes
file

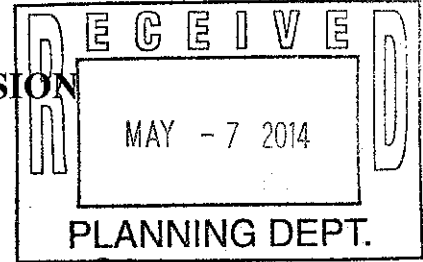
ck# 2745

Petition # 30-14

TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM



LOCATION OF PROPERTY: 3120 Berlin Turnpike ZONE: PD
 APPLICANT: Norr Architects, Engineers, Planners TELEPHONE: (312) 873-1018
 ADDRESS: 325 N. LaSalle Street, Suite 500, Chicago, IL EMAIL: Bryan.Slonski@norr.com
 CONTACT PERSON: Bryan Slonski TELEPHONE: same as above
 ADDRESS: same as above EMAIL: same as above
 OWNER OF RECORD: Newington VF LLC, C/o Vornado Realty Trust

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- ☐ Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- ☐ Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- ☐ Subdivision
- ☐ Resubdivision (Public Hearing required).
- ☒ Special Exception per Section 3.15.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
(Drive Through Restaurant)
 Site Plan Approval or Modification
- ☐ Other (describe in detail, or attach): _____

* SIGNATURE:

(for owner & Applicant)

* <u>[Signature]</u>	05/07/14	* _____	05/07/14
APPLICANT	DATE	OWNER	DATE

COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE:

~ 1 original & 10 plan copies per Craig Miner on 05/05/14
 PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

STAFF REPORT
Drive-Through Lane for "Panera" at 3120 Berlin Turnpike

May 9, 2014

Petition #30-14:

Special Exception (Section 3.15.4: Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera").

Norr Architects, applicant; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

Description of Petition #30-14:

The applicant would like to create a drive-through lane on the site of the existing "Panera" restaurant. Restaurants with drive-through lanes are allowed by special exception per Section 3.15.4 of the zoning regulations.

Staff Comments:

I recommend the public hearing be scheduled for May 28, 2014.

cc:
Bryan Slonski
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: May 9, 2014
Re: Town Planner Report of May 14, 2014

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.
2. **Old Performance Bonds held by Town:** I will have a report at the meeting.
3. **Newington Junction TOD Planning:** The consultants presented their final report to the Newington Junction Planning Committee on May 1 at 7 pm. Several town officials and members of the public were present. The presentation contained numerous illustrations of different development scenarios, and several suggestions (such as the creation of several new streets between Willard Avenue and the CTfastrak line. As of this moment the next meeting of the Committee has not been scheduled.
4. **Revision to Sign Regulations:** This is still evolving. The current version being considered by the Sign Committee would eliminate temporary signage on the Berlin Turnpike, and allow it with no calendar limitations in the Town Center zone. The committee is also working on language that would benefit businesses that are not readily visible from a street. The next meeting will be May 28, 2014.
5. **Status of "Modern Tire" Appeal:** Nothing new since my last report.
6. **Recommended Amendment to Subdivision Regulations:** At the TPZ meeting last month the TPZ approved the filing of a "restrictive covenant" in lieu of a performance bond. This procedure is allowed by State law, but it is not discussed in the subdivision regulations. I recommend the regulations be amended to include this as an option, and the procedures.

cc:
file

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